



East Design Review Board Meeting

July 19, 2017

1833 Broadway Avenue

SDIC Project #3016632

Second Early Design Guidance (EDG) Meeting

Roger H Newell AIA Architect



Index

- 1 Cover w/ Perspective
- 2 Development Objective & Proposed Density
- 3 Site Access / Constraints
- 4 Notable Neighborhood Structures / Aerial Photo
- 5 Axonometric Map
- 6 Zoning Analysis
- 7 Zoning / Overlays & Surrounding Uses
- 8 Priority Citywide Design Guidelines / Priority Neighborhood Design Guidlines
- 9 Scheme 3 - Preferred Massings @ NE, NW, SE & SW
- 10 East Elevation & Adjacent Buildings
- 11 North Elevation & Adjacent Building
- 12 West Elevation & Adjacent Building
- 13 West Elevation w/ Adjacent Apartment Windows Reflected
- 14 South Elevation & South Transit Overlay
- 15 Scheme 3 - Preferred Plans P-1, P-2
- 16 Scheme 3 - Preferred Floor Plans: 1st, Typical 2nd-6th, Roof
- 17 Perspective
- 18 Shadow Studies
- 19 Street Level & Roof Landscaping Plans

Appendix

- i Scheme 3 Floor Plans (EDG 1)
- ii Scheme 3 Aerial & Massing (EDG 1)
- iii Scheme 3 East Elevation w/ Adjacent Buildings (EDG 1)
- iv Potential Development
- v Design Cues
- vi Street Scape & Design Cues
- viii Green Factor Worksheet & Score Sheet

Development Objectives

- REPLACE OUTDATED INCOME PROPERTY & DEVELOP TO HIGHEST & BEST USE
- PROVIDE INCREASED HOUSING DENSITY
- UPGRADE TO CURRENT BUILDING & ENERGY CODES
- PROVIDE MORE DESIRABLE STOREFRONT SPACE
- UPGRADE TO CURRENT FIRE STANDARDS
- PROVIDE MORE SECURE STRUCTURE
- PROVIDE LONG TERM FINANCIAL INVESTMENT INCOME FOR OWNER
- PROVIDE CLEAN CONTEMPORARY FORM w/ TRADITIONAL MATERIALS AS A BACKGROUND FOR TRANSIT ENTRY STRUCTURE

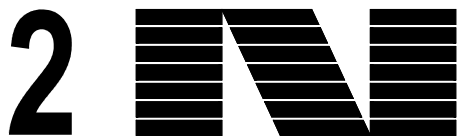
Proposed Density

RESIDENTIAL :		
25	UNIT A	1 BR
5	UNIT B	1 BR
5	UNIT C	2 BR
5	UNIT D	2 BR
5	UNIT E	STUDIO
5	UNIT F	STUDIO
50	UNITS	

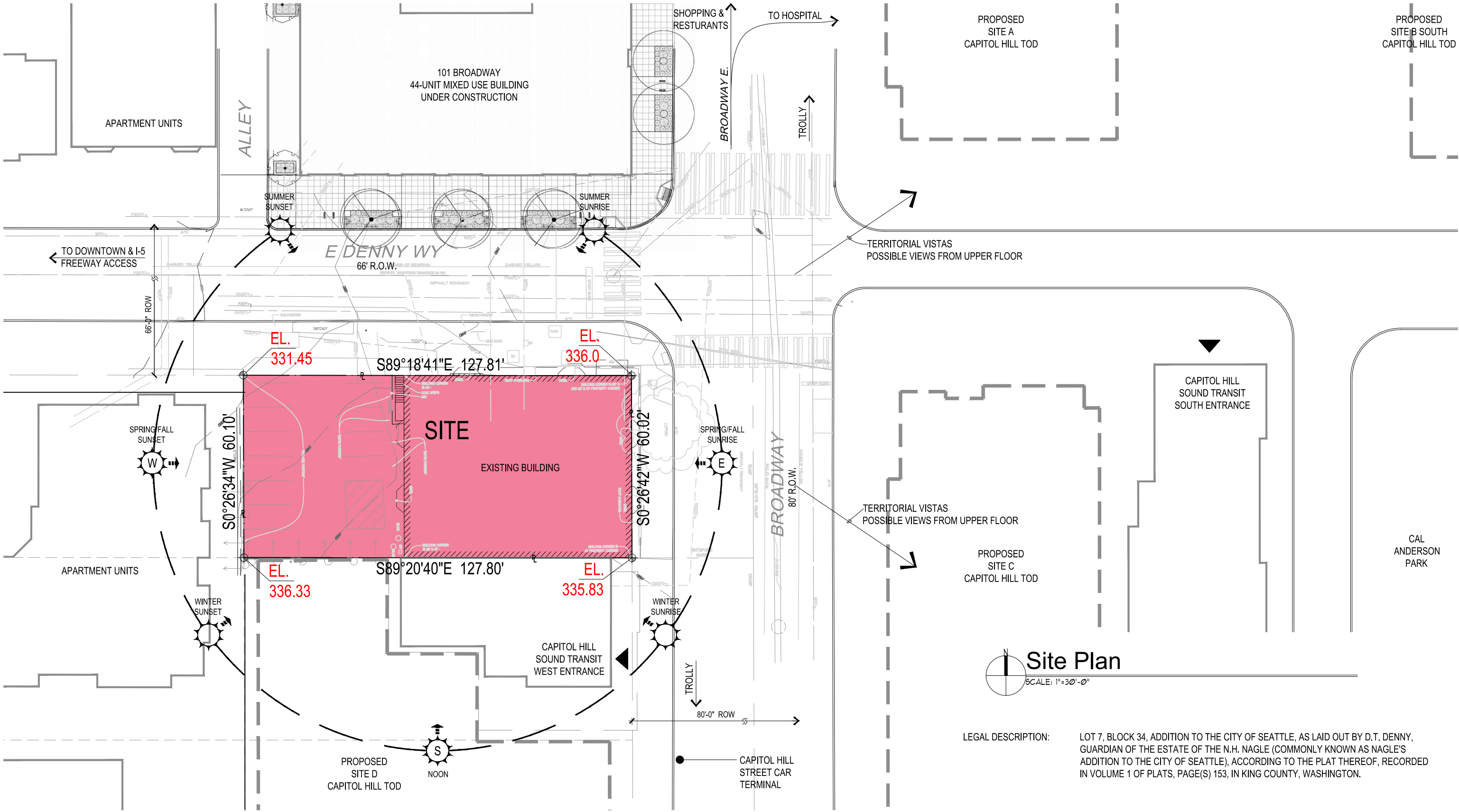
COMMERCIAL: 3,620 SF

PARKING: 34 STALLS

- DEPARTURES
- REDUCTION IN DRIVEWAY WIDTH
 - REDUCTION IN CURB CUT LENGTH



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Notable Neighborhood Structures / Aerial Photo

CAPITOL HILL LINK STATION WEST ENTRANCE

Located on the West side of Broadway adjacent to the subject site's south property line.

A1▶



230 BROADWAY / THE LYRIC

Mixed-use, 5 floors Residential (235 units) over street level Commercial on Broadway, Live-Work on 10th Ave E.

A2▶



PANTAGES APARTMENTS 803 EAST DENNEY WAY

Blend of old and new. Corner house, cc 1907, designated an historic landmark by Seattle Landmarks Board. The house contains four apartments, a meeting room, and a sitting room that overlooks the front porch. 49 units total in project.

A3▶



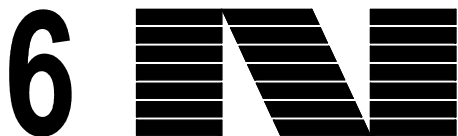


Google Earth
© 2008 Google

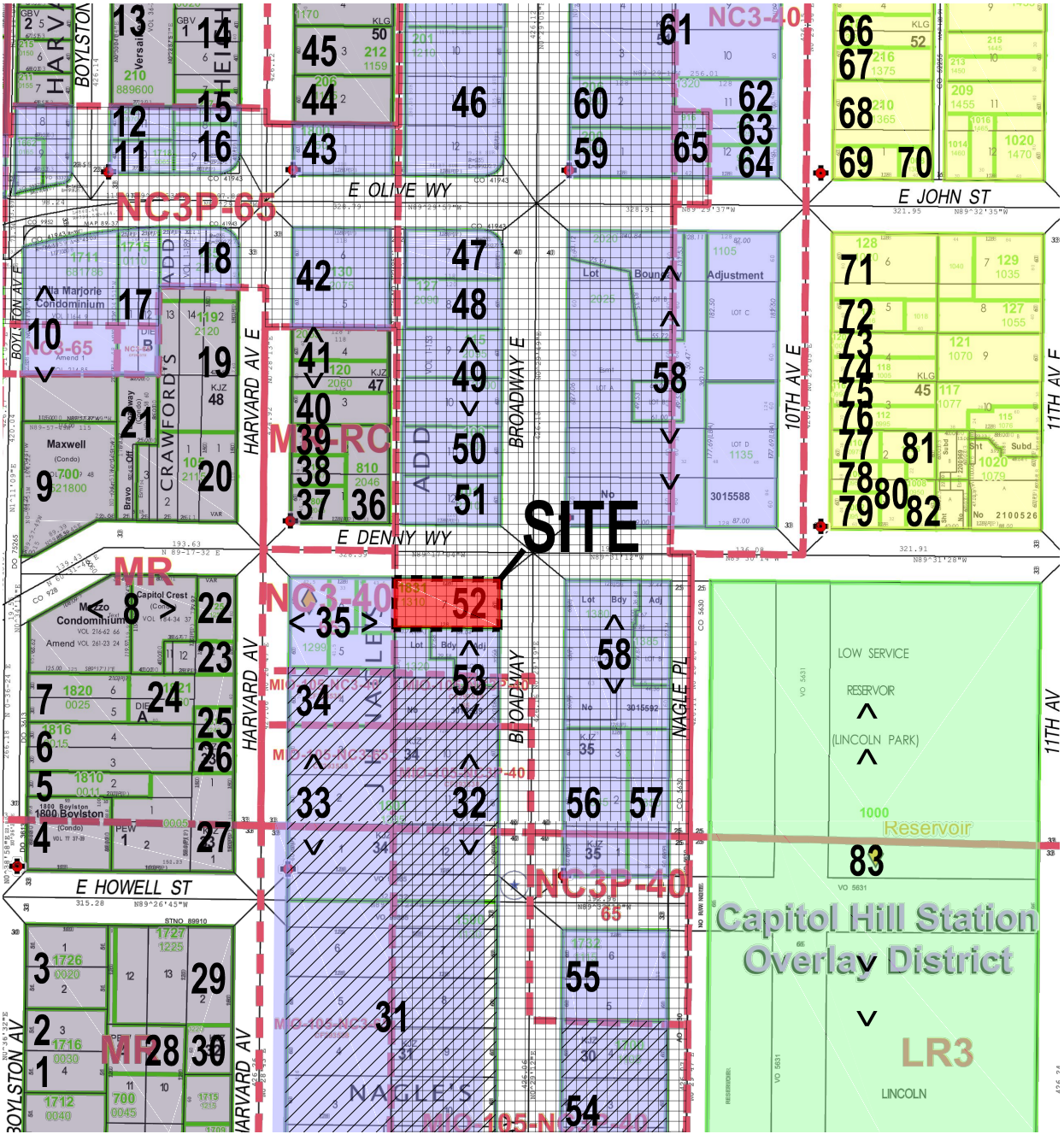
Zoning Analysis

ADDRESS:	1831 Broadway Avenue, Seattle, Wa 98122
LEGAL:	Lot 7, Block 34 Nagle's Addition of Seattle
DPD ZONING MAP:	103
DPD PROJECT NO.:	3016632
PARCEL NO.:	6003001310
ZONING:	NC3P-40
OVERLAY ZONING:	Capitol Hill Urban Center Village Capitol Hill Light Rail Overlay District Pedestrian Area (P) Frequent Transit
ECA (CRITICAL AREA):	None
SITE AREA:	128' x 60' = 7,680 SF
PERMITTED USES:	Residential and live/work units to a maximum of 20% of street-level facade in a pedestrian zone; eating/drinking establishments, major durables retail sales and /or general sales and services are required on 80% of street-level facade in a pedestrian zone; the above listed uses, offices and residential uses are allowed on the floors above the street-level facade.
DENSITY:	No density limitations for mixed use
STRUCTURE HEIGHT:	In NC zones with a 40' height limit and designated on map A of 23.47A.012, the height may be increased to 65' (limited to residential uses above 40' height). Non-residential uses at street level shall have a floor-to-floor height of 13'. No additional height allowed under 23.4.012.A.1 (4' Bonus)
FAR (FLOOR AREA RATIO):	<div>In NC zones with a 40' height limit and designated on map A of 23.47A.012, the floor area may be permitted for a 65' zone pursuant to Sec. 23.47A.013 Floor Area Ratio (limited to residential uses above 40' height).</div> <div>Per chart B, 23.47A.013, max FAR for a 65' hieght structure is 5.75. 5.75 x Lot Area (7680 SF) = 44,160 SF allowed building area above grade (43,999 SF Proposed)</div>
SETBACKS:	<div>Front: None required. Side and Rear: None required.</div> <div>Note: Setbacks (typcally 5') will be required to provide window openings that are parallel to interior property lines per the building code. Building code will require setback for lateral movement from wind/earthquake.</div>

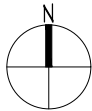
BUILDING WIDTH/DEPTH:	No requirement
RESIDENTIAL AMENITY:	5% of total gross floor area in residential use is required to be provided in common deck area, roof deck area or minimum 6' x 10' private decks. (30,990 + 5,360) x 0.05 = 1,818 SF required residential amenity space. Amenity space to be landscaped
PARKING:	No commercial parking is required per 23.54.015, Table A, Sec. II.I. No residential parking is required per 23.54.015, Table B, Sec. II.L
BICYCLE:	1 per 4 dwelling units = 12.5 = 13 bicycles 1 per 12,00 sf restaurant/commercial = 1 bicycle
PARKING ACCESS & LOCATION:	Access to parking to shall be from a street that is not a principle pedestrian street (E Denny) per 23.47A.032.A.2.a. The number of curb cuts permitted is (2) per 23.54.030 F.2.a.1 (81-240 feet of street frontage). Commercial curb cut width is min 22' and max 25' wide. The Design Review Board will want to restrict access to parking from East Denny using one curb cut.
SOLID WASTE / RECYCLING:	Residential = for 50-100 units, a minimum of 375 SF + 4 SF for each unit over 50. 51 units = 379 SF Commercial = 0-5,000 sf (reduced by ½ for mixed-use) = 41 SF Total = 420 SF
STREET CLASSIFICATION:	<div>Broadway from E Yesler Wy to E Denney Wy: Class 2 Arterial R.O.W. = 80' Required / Existing Roadway = 54' Required / Existing 2 Curb Cuts Existing</div> <div>E Denney Way from E Olive Wy to Broadway E: Class 2 Arterial R.O.W. = 66' Required / Existing Roadway = 42' Required / Existing 2 Curb Cuts Existing</div>
STREET LEVEL DEVELOPEMENT STANDARDS:	Along Pedestrian designated streets, 80% of street-level uses shall have one or more of the following uses: Sales and Service, Retail Sales, Eating & Drinking Establishments, and others per 23.47A.005.D.1. 30' average & 15' minimum commercial/retail depth and floor-to-floor height of 13' min. (23.47A.008 B.3). 50% maximum of structure's footprint required to be non-residential by depth & street-facing facade requirements. 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.
LANDSCAPE:	Green Factor Score = .30 minimum; Drought tolerant plants required; Street trees (per SDOT) required; A 5' landscape setback is required for garage above sidewalk level.



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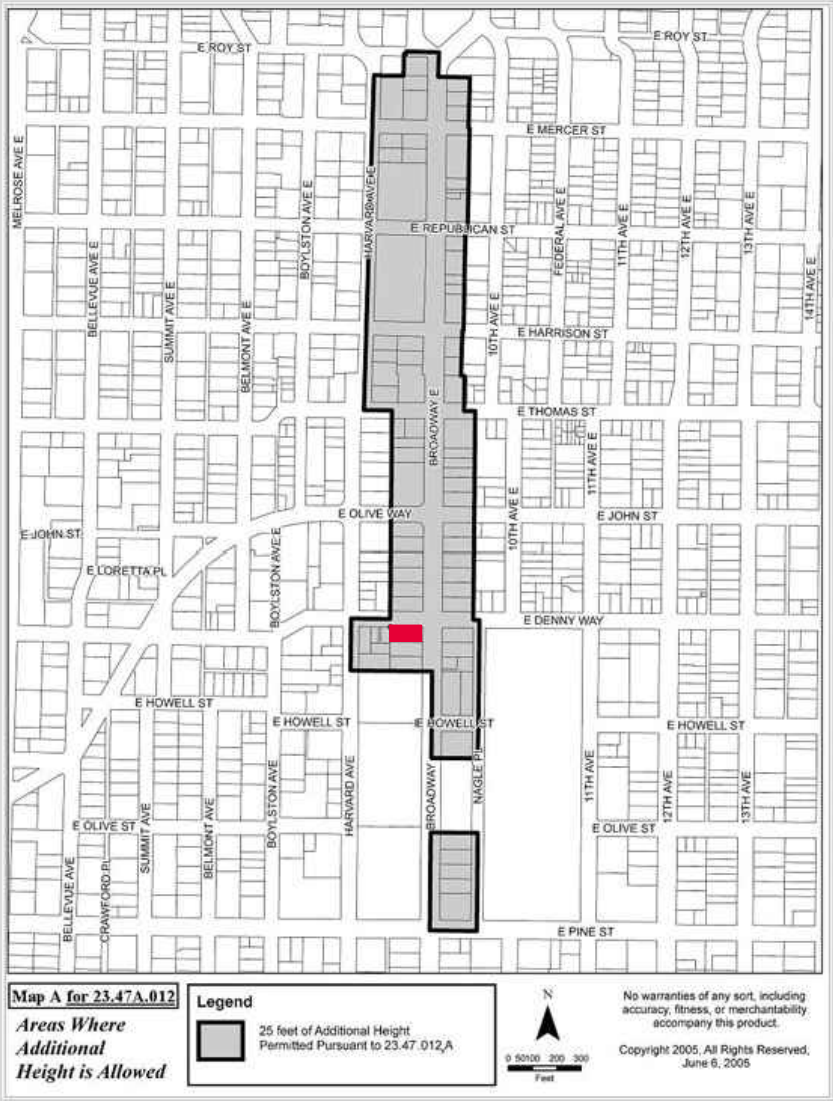


- Low Rise
- Mid Rise
- Neighborhood Commercial
- Park
- Major Institution Overlay
- Pedestrian Areas



1. Apt-15, 4-story
2. Apt-6, 4-story
3. Apt-49, 6-story
4. Apt-16, 4-story
5. Apt-6, 4-story
6. Apt-15, 5-story
7. Apt-8, 2-story
8. Apt-14, 5-story
9. Apt-56, 6-story
10. Mixed Use, 6-story
11. Cmcl, 2-story
12. Apt-3/Cmcl, 4-story
13. Apt-24, 4-story
14. Apt-28, 4-story
15. Mixed Use, 2-story
16. Cmcl, 2-story
17. Cmcl, 2-story
18. Apts-34, 4-story
19. Apts-32, 5-story
20. Apt-16, 4-story
21. Apt-, 6-story
22. Apt-9, 4-story
23. Apt-11, 2-story
24. Apt-14, 4-story
25. Dplx, 2-story
26. Apt-6, 3-story
27. Parking Lot
28. Parking Garage, 1-story
29. Church, 2-story
30. Parking Lot
31. Seattle Central CC:
 - Main Bldg, 4-story
 - N Plaza Bldg, 1-story
 - Science+Math Bldg, 4-story
32. Apt-13, 3-story
33. Apt-49, 5-story
34. Apt-16, 4-story
35. Res, 2-story
36. Res, 2-story
37. Res, 2-story
38. Res, 2-story
39. Apt-3, 3-story
40. Apt-6, 3-story
41. Apt-38, 7-story
42. Mixed Use, 6-story
43. Cmcl, 1-story
44. Apt-16, 4-story
45. Apt-15, 6-story
46. Cmcl, 1-story
47. Mixed Use, 4-story
48. Cmcl, 3-story
49. Dick's Drive-in, 1-story Parking Lot
50. Cmcl, 2-story
51. Mixed Use, 6-story
52. Apt-12/Cmcl
53. Capitol Hill Link Station Entrance
54. Seattle Central CC
55. -Student Activity Cntr
56. Funeral Home, 2-story
57. Parking Lot
58. Capitol Hill Link Station Mixed use Planned
59. Apt-/Cmcl, 5-story
60. Cmcl, 2-story
61. Mixed Use, 6-story
62. Parking Lot
63. Dplx, 2-story
64. Cmcl, 1-story
65. Cmcl, 2-story
66. Res, 2-story
67. Res, 2-story
68. Apt-13, 3-story
69. Apt-10, 3-story
70. Res, 1-story
71. Apt-30, 3-story
72. Dplx, 3-story
73. Dplx, , 2-story
74. Res, 2-story
75. Res, 1-story
76. Res, 2-story
77. Res, 2-story
78. Res, 2-story
79. Apt-12, 3-story
80. Res, 2-story
81. Res, 2-story
82. Res, 2-story
83. Cal Anderson Park

Areas Where Additional Height Allowed



Priority Citywide Design Guidelines

*Design Review Board Priorities and Design Guidance

CONTEXT & SITE

- CS2

A.1

A.2

B.1

B.2

B.3

C.1

D.1

Sense of Place

Architectural Presence

Site Characteristics

Connection to Street

Character of Open Space

Corner Site

Existing Development and Zoning
- *D.5

Respect for Adjacent Sites

-Provide setback at west

-Study window impact on Pantages

-Minimize west facing windows

- CS3

A.1

A.2

A.3

A.4

Fitting Old and New Together

Contemporary Design

Established Neighborhoods

Evolving Neighborhoods

PUBLIC LIFE

- PL1

B.1

B.2

B.3

Pedestrian Infastructure

Pedestrian Volumes

Pedestrian Amenities
- *PL2

Intense pedestrian volumes should provide for some modulation and setback of the sidewalk for cafe zones.

B.1

B.2

B.3

C.1

C.2

D.1

Eyes on the Street

Lighting for Safety

Street Level Transparency

Locations & Coverage

Design Integration

Design as Wayfinding
- PL3

*PL3-A

Primary residential lobby should be as far west as possible on Denny

A.1

A.2

A.4

Design Objectives

Common Entries

Ensemble of Elements

*PL3-C

Retail, especially on Broadway, should be maximized

C.1

C.2

C.3

Porous Edge

Visibility

Ancillary Activities

PL4

B.1

B.2

B.3

Early Planing

Bike Facilities

Bike Connections

DESIGN CONCEPT

DC1

A.1

A.2

A.3

A.4

Visibility

Gathering Places

Flexibility

Views and Connections

*DC1-B

Best location for trash is adjacen to driveway, Service doors should be recessed

B.1

B.2

Access Location & Design

Facilities for Alternative Transportation

DC2

B.1

B.2

Facade Composition

Blank Walls

*DC2-B

West Elevation should have fewer windows. Offset from existing in building opposite.

*DC2-C

Consolidate the projecting bays (fewer facade elements), Less massive piers at ground level

C.1

C.2

C.3

Visual Depth & Interest

Dual Purpose Elements

Fit With Neighboring Buildings

DC3

*DC3-C

Roof top amenity should be further north and east, Maximize sun access

DC4

A.1

A.2

Exterior Finish Materials

Climate Appropriateness

Priority Neighborhood Design Guidelines

CAPITOL HILL GUIDELINES

CS2

Urban Pattern and Form

I.

Streetscape Compatibility

i.

ii.

iii.

v.

vi.

Retain or increase the width of sidewalks.

Provide street trees with grates.

Vehicle entrances should not dominate the streetscape.

Provide individual and detailed site planning and architectural design treatments to multiple fronts.

Sensitive to neighboring residential zones

II.

Corner Lots

i.

ii

Incorporate residential entries and special landscaping into corner lots by setting structure back from property lines.

Provide for a prominent retail corner entry

III.

Height, Bulk, and Scale Compatibility

i.

iii.

iv.

v.

Break up building mass by incorporating different facade treatments.

Maximize the amount of sunshine on adjacent sidewalks

Maintain and enhanse the character of Broadway by designing new buildings to reflect the scale of existing buildings

Provide ample sidewalks for pedestrians.

CS3

Architectural Context and Character

I.

Architectural Concept and Consistency

Massing should create a well proportioned and unified building form.

i.

ii.

iv.

Incorporated signage that is consistent with building character and neighborhood

Solid canopies or fabric awnings over sidewalk are preferred

Use materials compatible with structures in vicinity

PL2

Walkability

I.

Human Scale

i.

ii.

Arched building entry that welcomes people, protects them from the elements and emphasizes the building's architecture.

Pedestrian scaled awnings, Well-marked entrance, Generous windows at ground floor commercial use

II.

Pedestrian Open Spaces and Entrances

i.

ii.

iii.

iv.

Entrance linking building to the surrounding landscape

Street level open space linked to sidewalk open space

Emphasize pedestrian ingress and egress as opposed to accommodating vehicles

Minimize number of residential entrances on commercial streets.

PL3

Street-Level Interaction

I.

Human Activity

i.

ii.

iii.

Provide for sidewalk retail opportunities with open storefronts.

Provide for outdoor eating and drinking opportunities on sidewalk.

Install clear glass windows along sidewalk.

DC4

Exterior Elements and Finishes

I.

Height, Bulk, and Scale

i.

Masonry is a preferred material.

II.

Exterior Finish Materials

ii.

iii.

*iv.

v.

vi.


Avoid wood or metal siding on commercial structures.

Provide operable windows, especially on storefronts

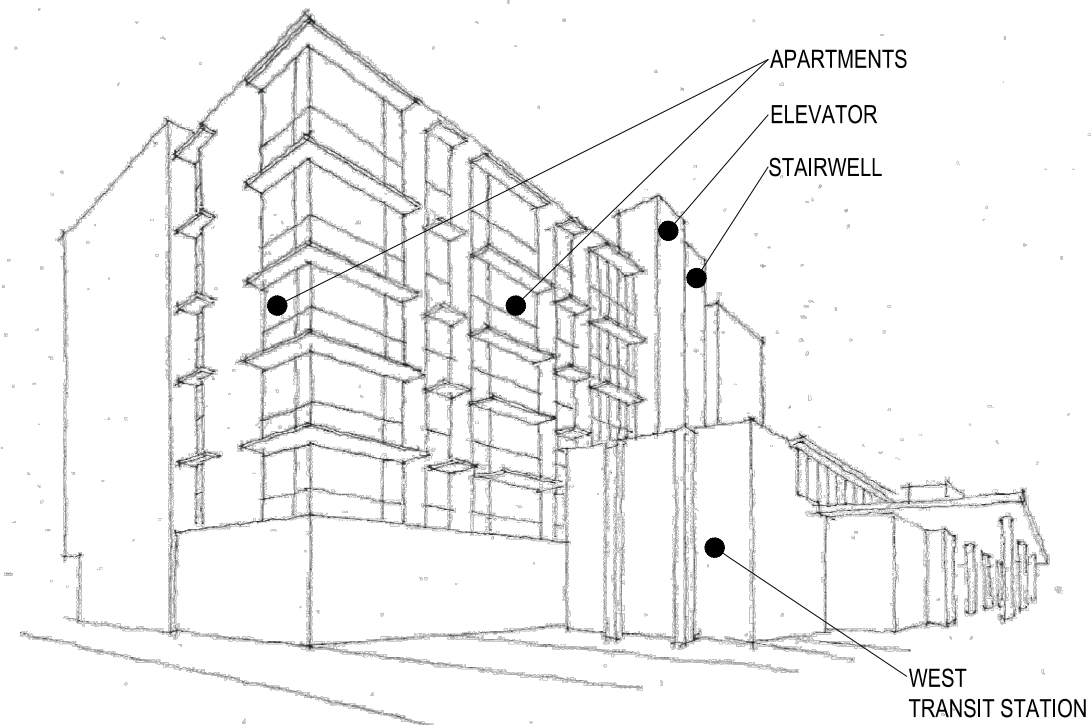
Use masonry materials consistent with neighborhood character.

Consider each building as a high-quality long-term addition to the neighborhood.

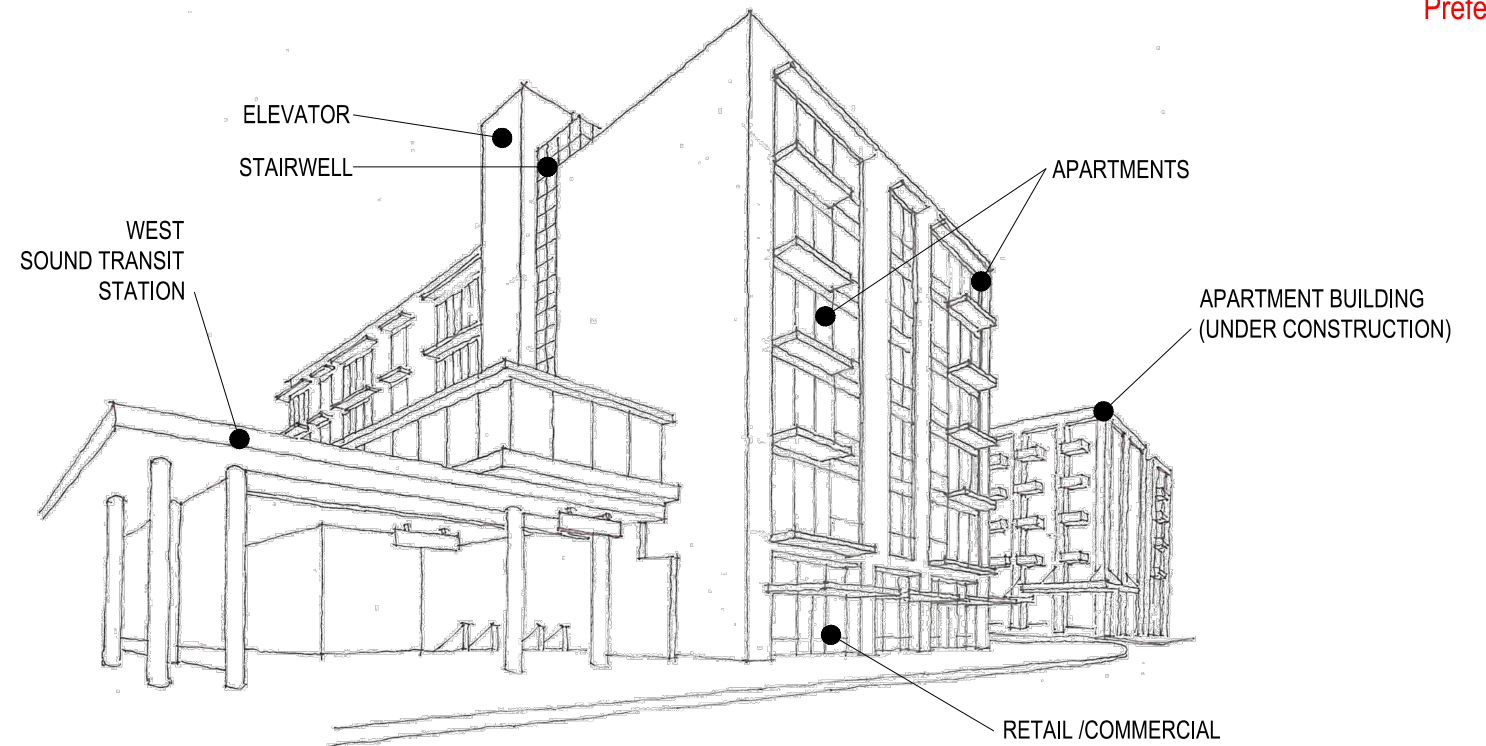
EIFS is discouraged, especially on ground level locations.

08

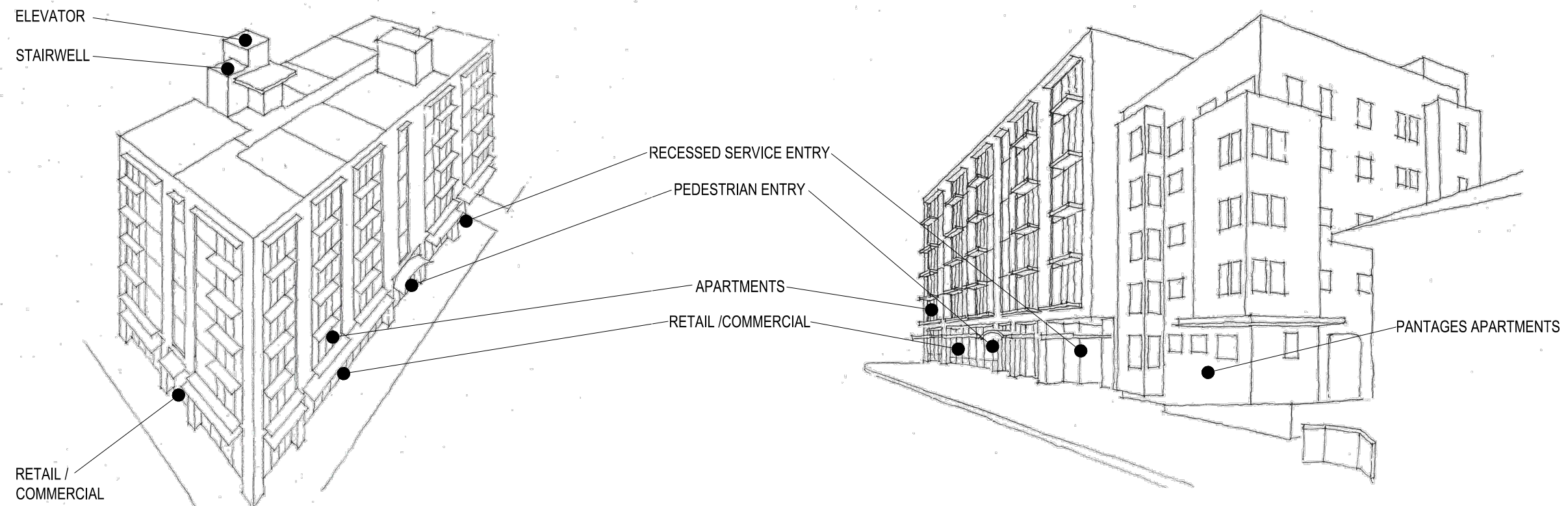
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Massing @ SW



Massing @ SE

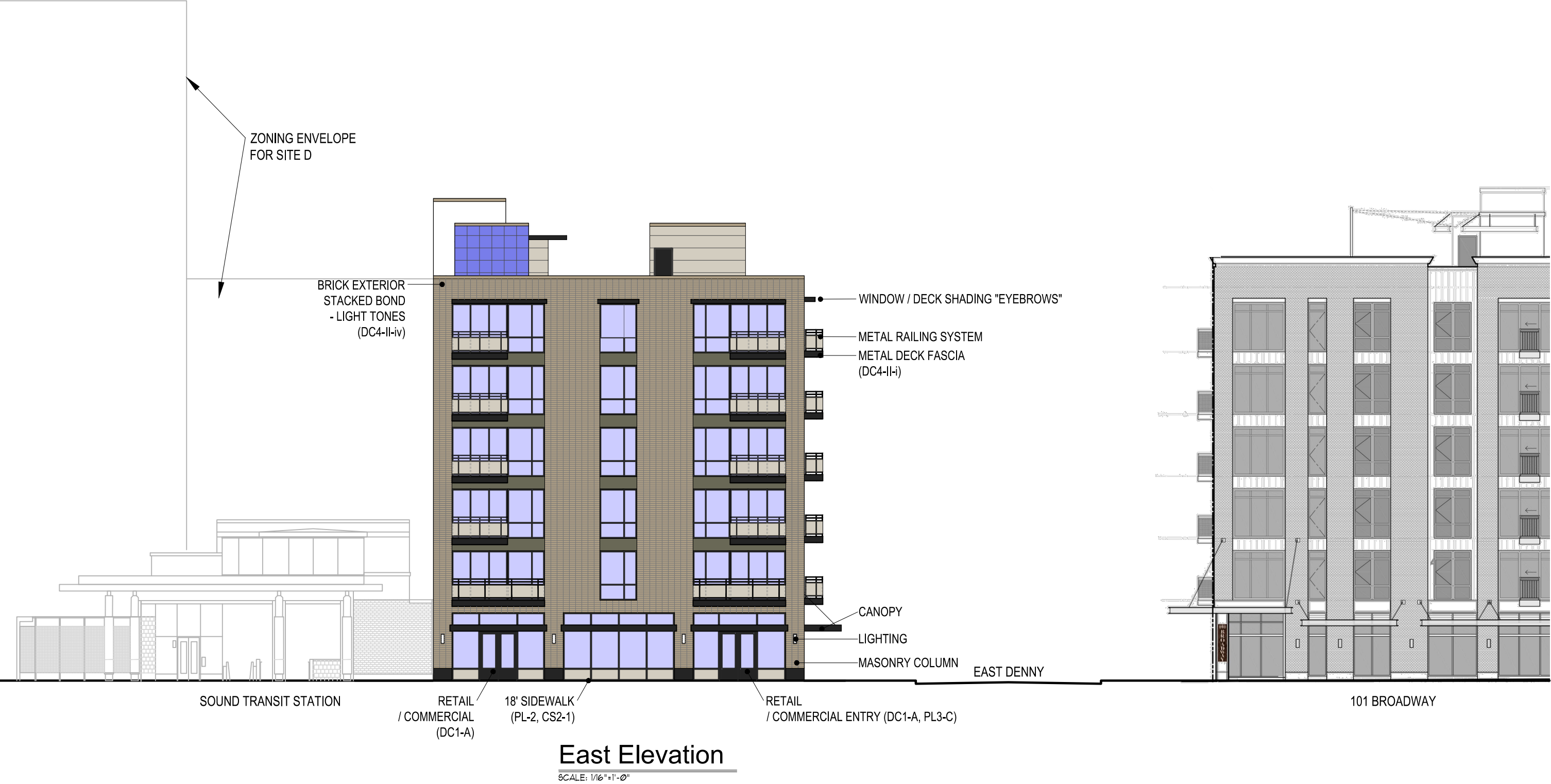


Massing @ NE

Massing @ NW

Scheme 3

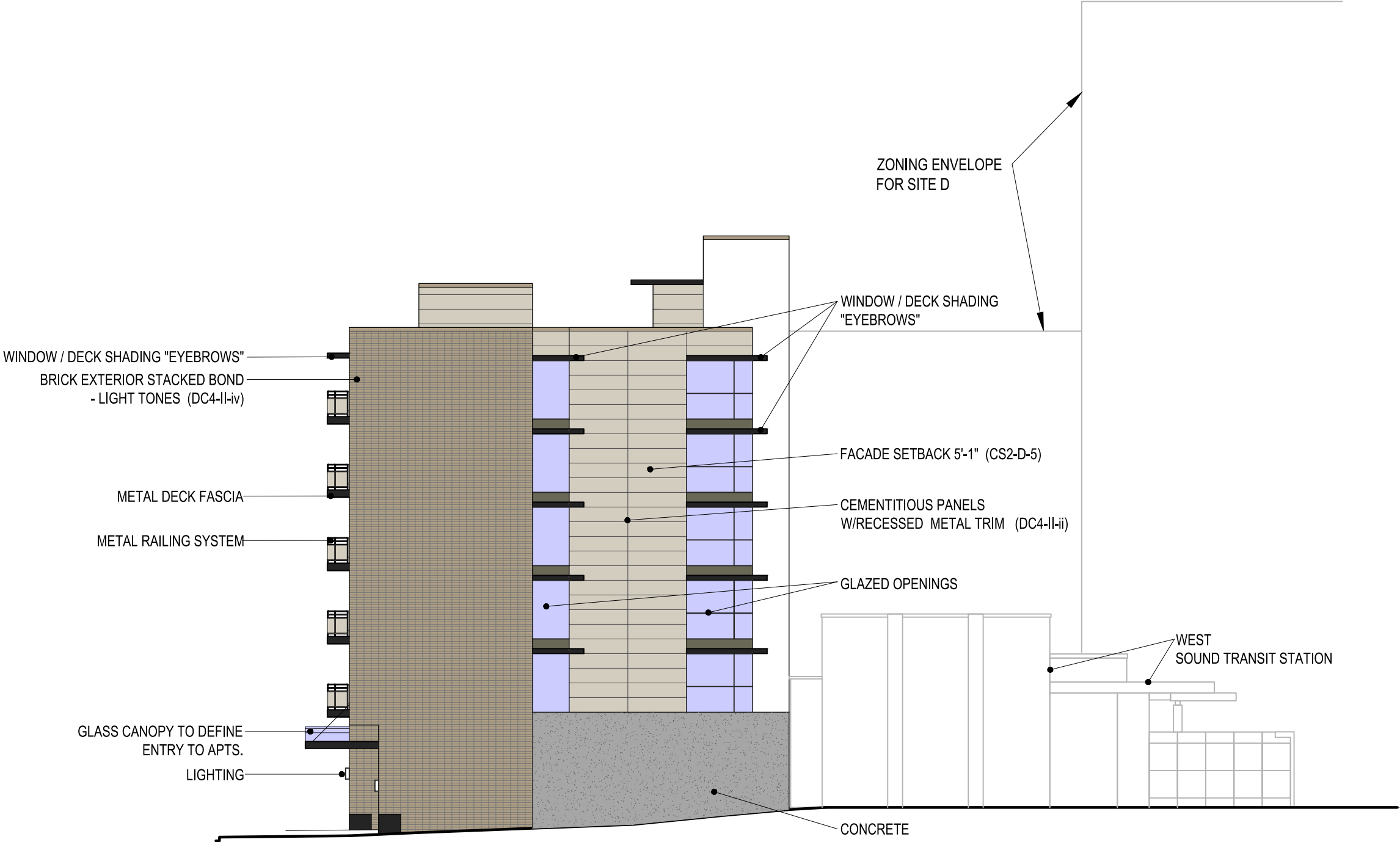
Preferred





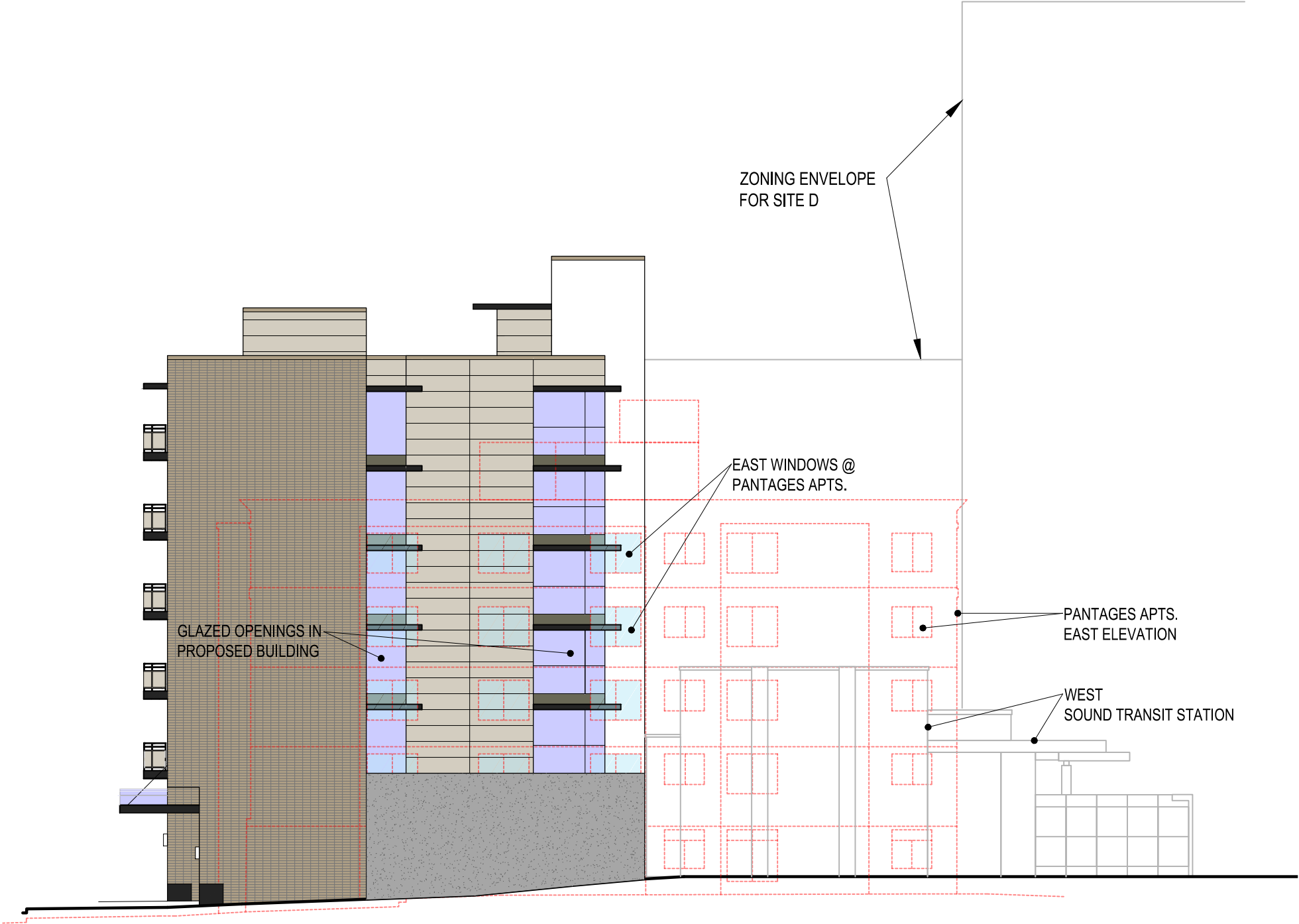
Scheme 3

Preferred



West Elevation

SCALE: 1/16"=1'-0"

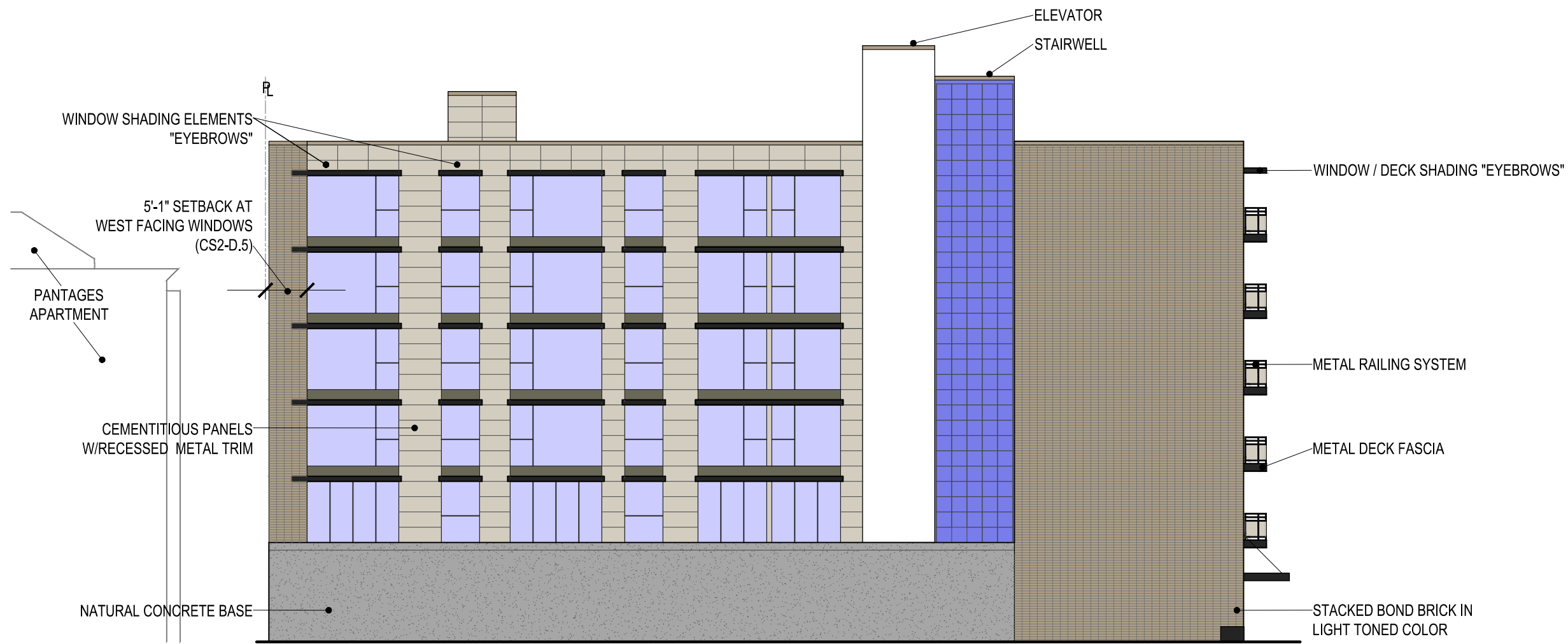


West Elevation w/ Adjacent Apartment Windows Reflected (CS2-D.5)

SCALE: 1/16"=1'-0"

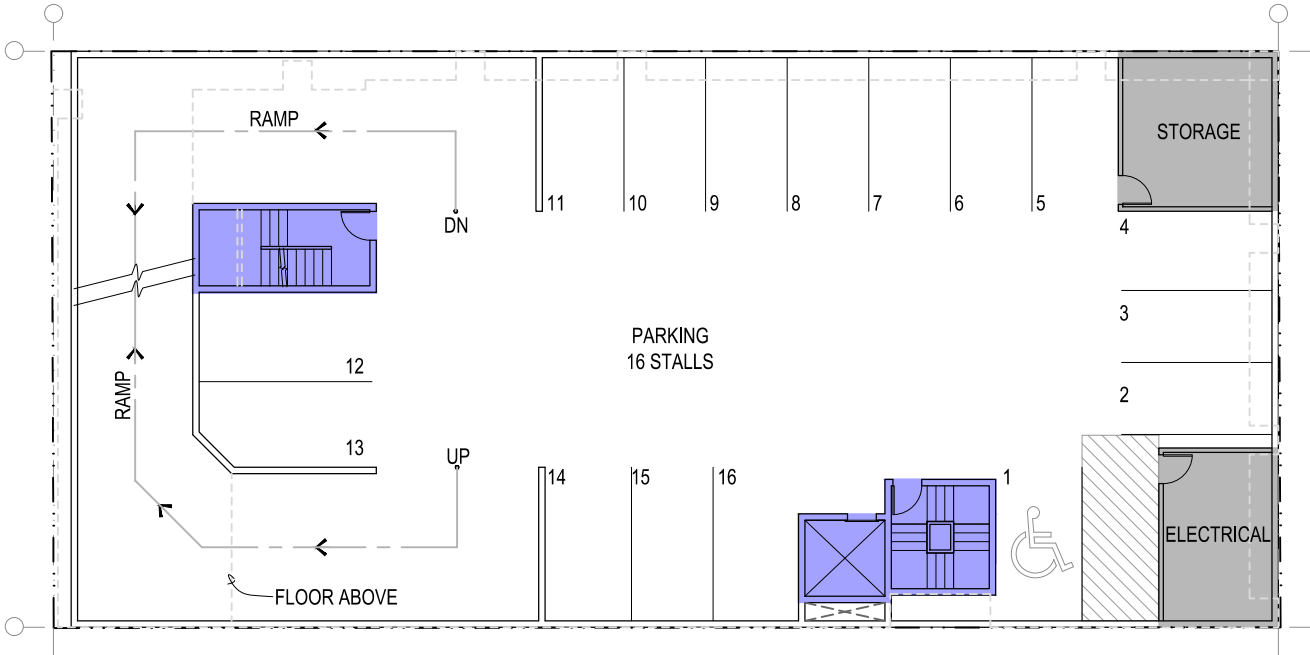
Scheme 3

Preferred



South Elevation

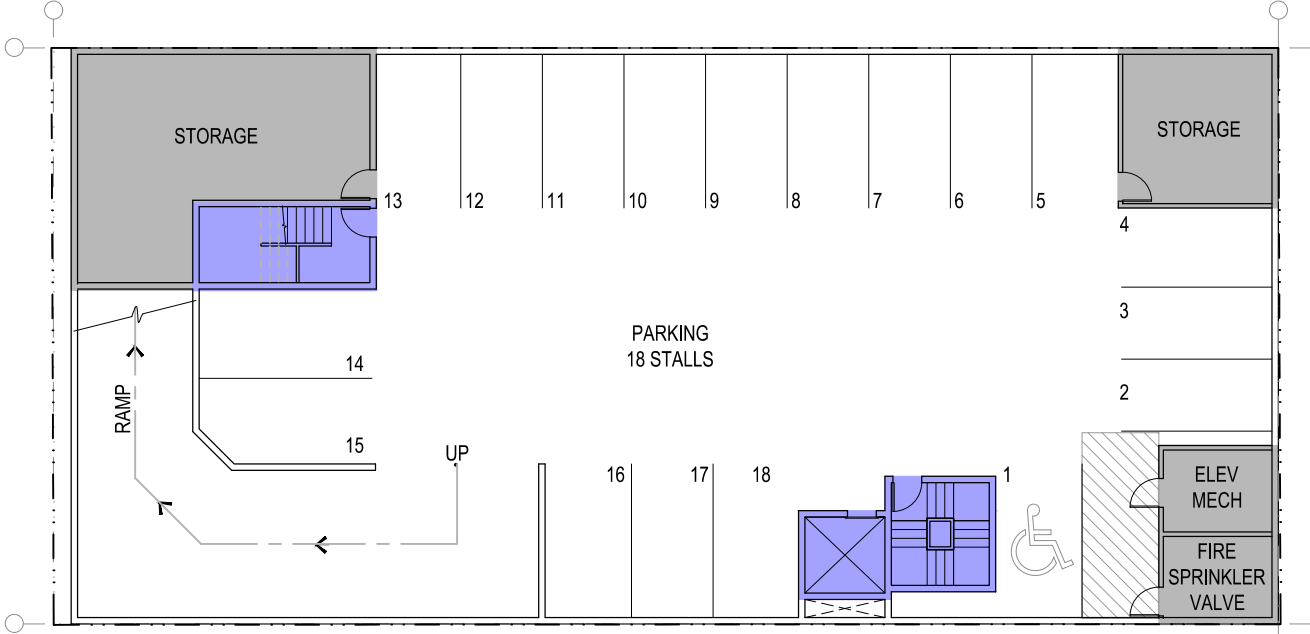
SCALE: 1/16"=1'-0"



Parking Plan P-1 (UPPER)

SCALE: 1"=20'-0"

- Residential
- Commercial
- Circulation
- Service/Support
- Landscape

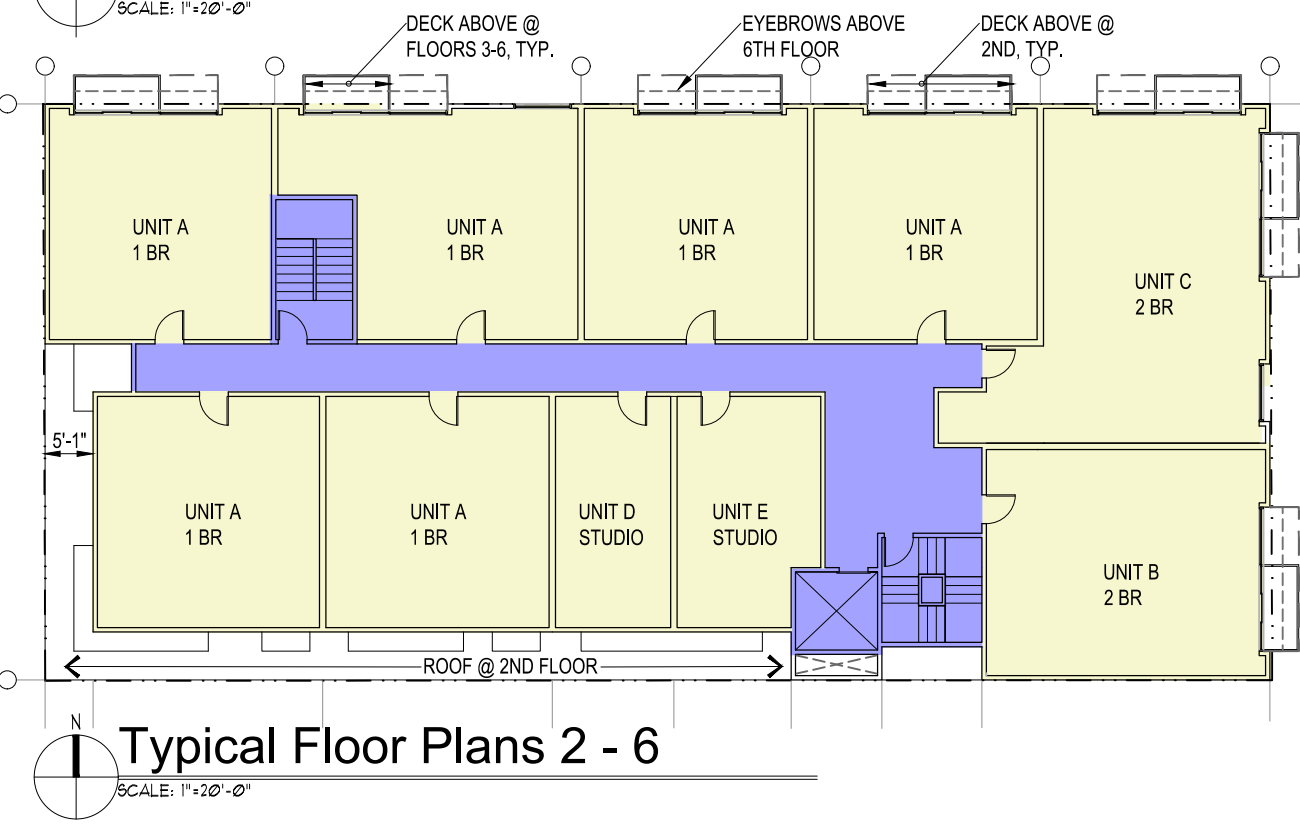
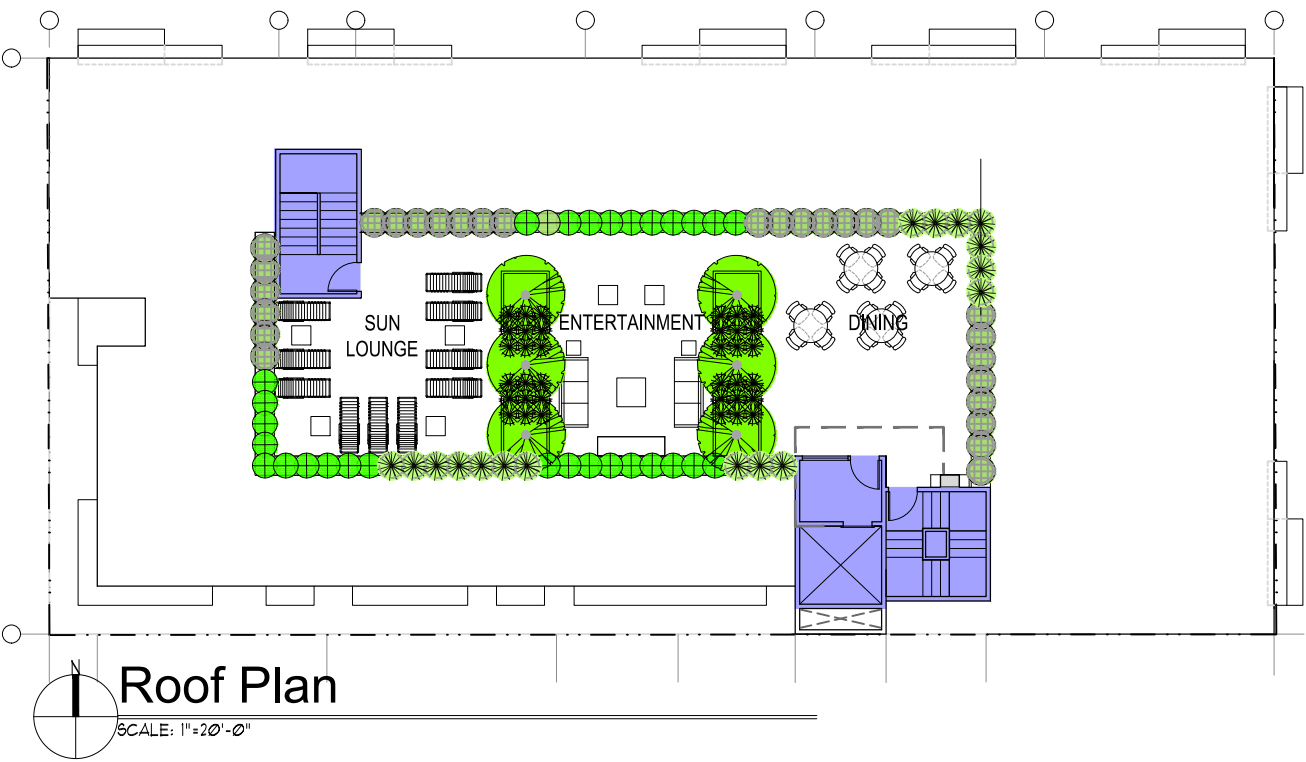
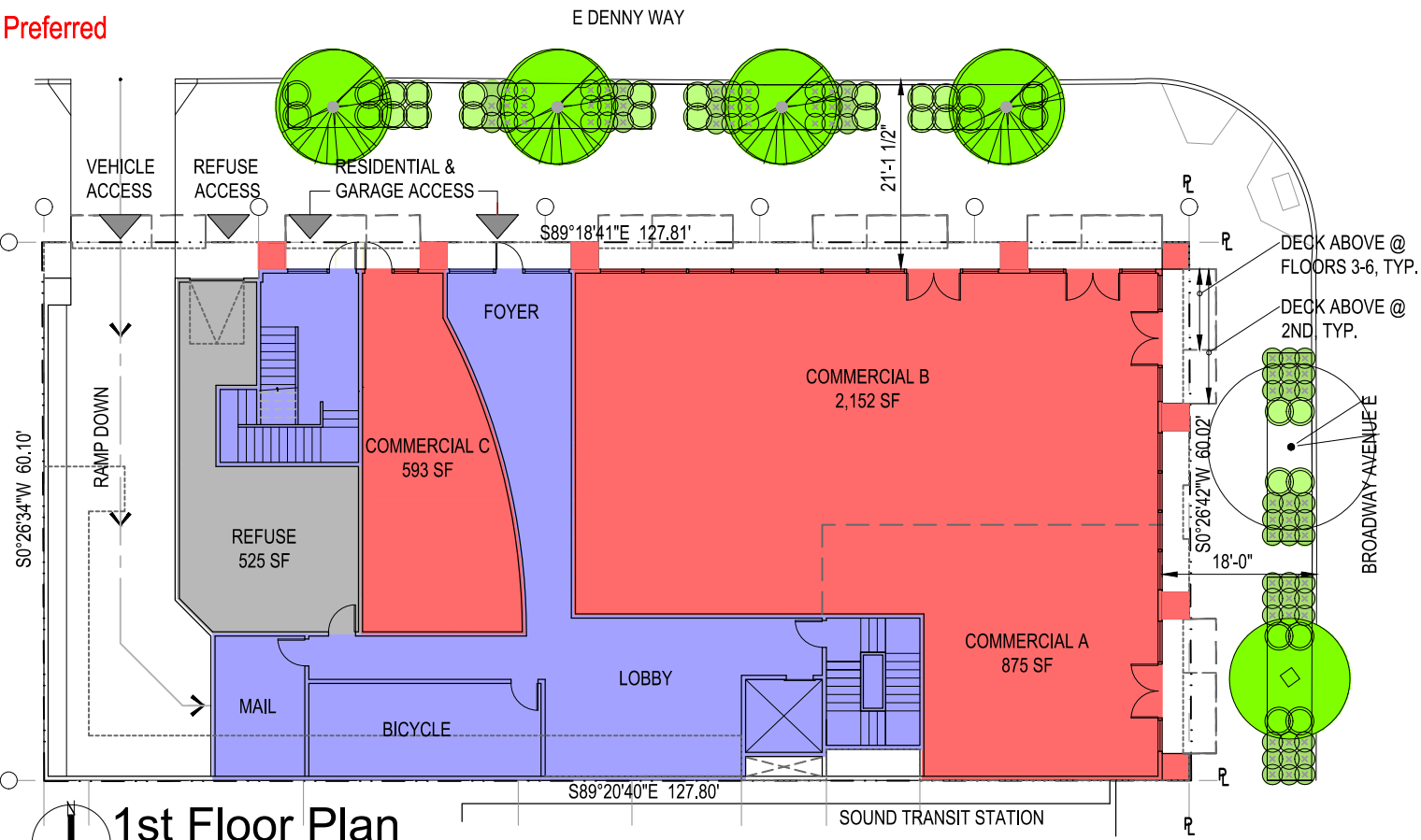


Parking Plan P-2 (LOWER)

SCALE: 1"=20'-0"

Scheme 3

Preferred



Residential

Commercial

Circulation

Service/Support

Landscape

UNIT MIX	10 - 2 BR
	30 - 1 BR
	10 - STUDIO
	50 - UNITS
COMM'L	3,620 SF
PARKING	34 STALLS

- ADVANTAGES:
- VARIETY IN UNIT TYPES
 - INCREASED OFF-STREET PARKING
 - MORE COMMERCIAL SF
 - OFFSET MINIMIZES BLANK WALL
 - UNITS FACING SOUTH FOR SOLAR & VIEW
 - WIDER SIDEWALKS
 - INCREASED MODULATION
 - MORE SUNLIGHT TO ADJACENT APARTMENTS

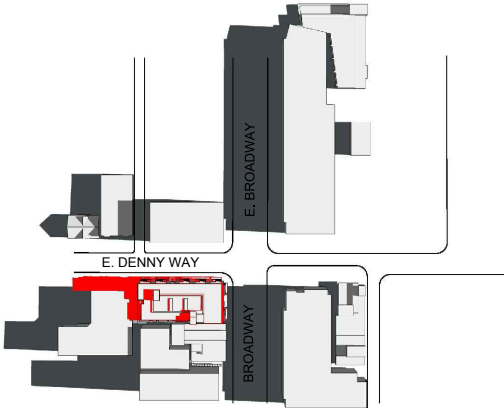
- DISADVANTAGES:
- REDUCED DENSITY
 - MORE SOIL EXCAVATION



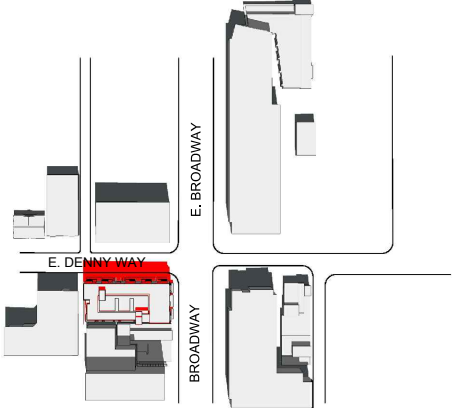
Scheme 3

Preferred

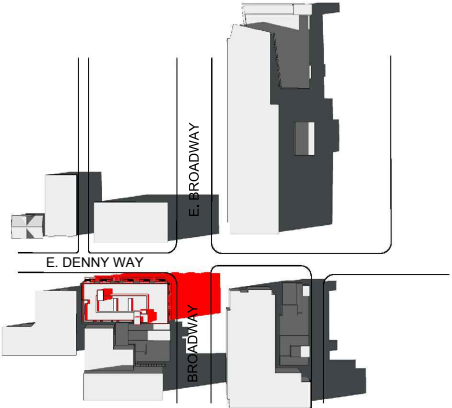
SUMMER SOLSTICE



8:00 AM

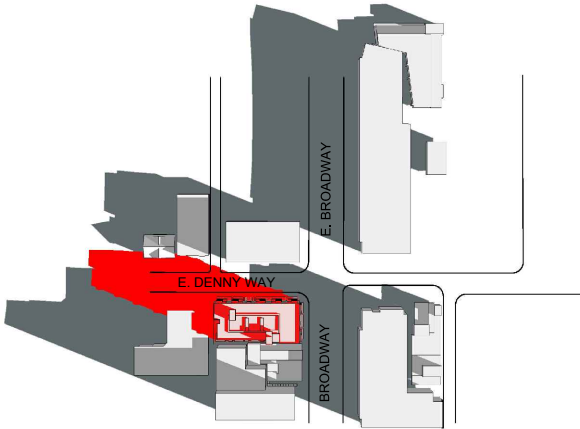


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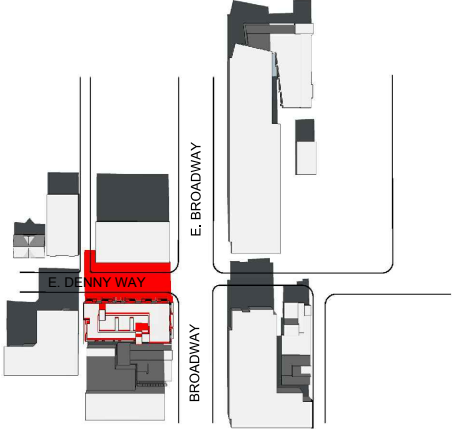


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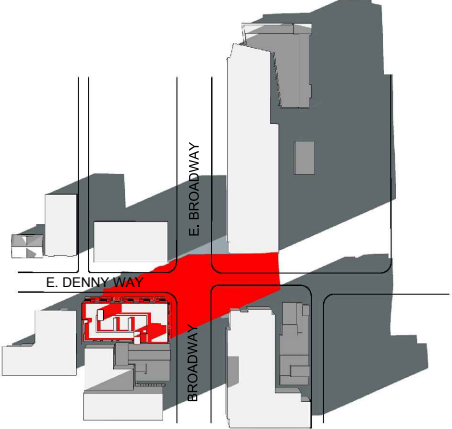
SPRING / FALL SOLSTICE



8:00 AM



12:00 PM

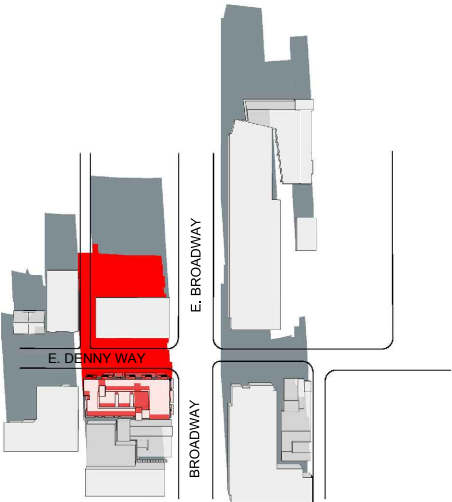


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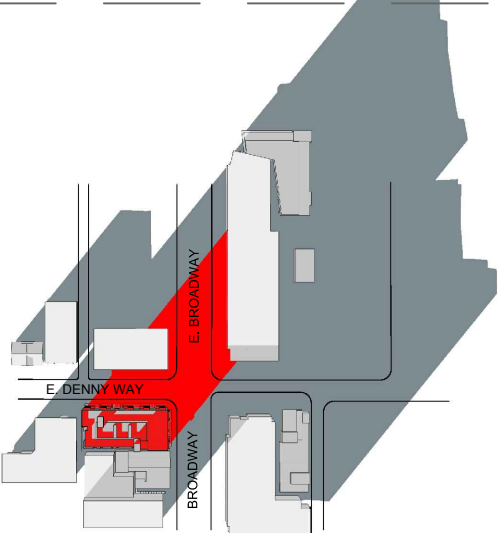
WINTER SOLSTICE



9:00 AM

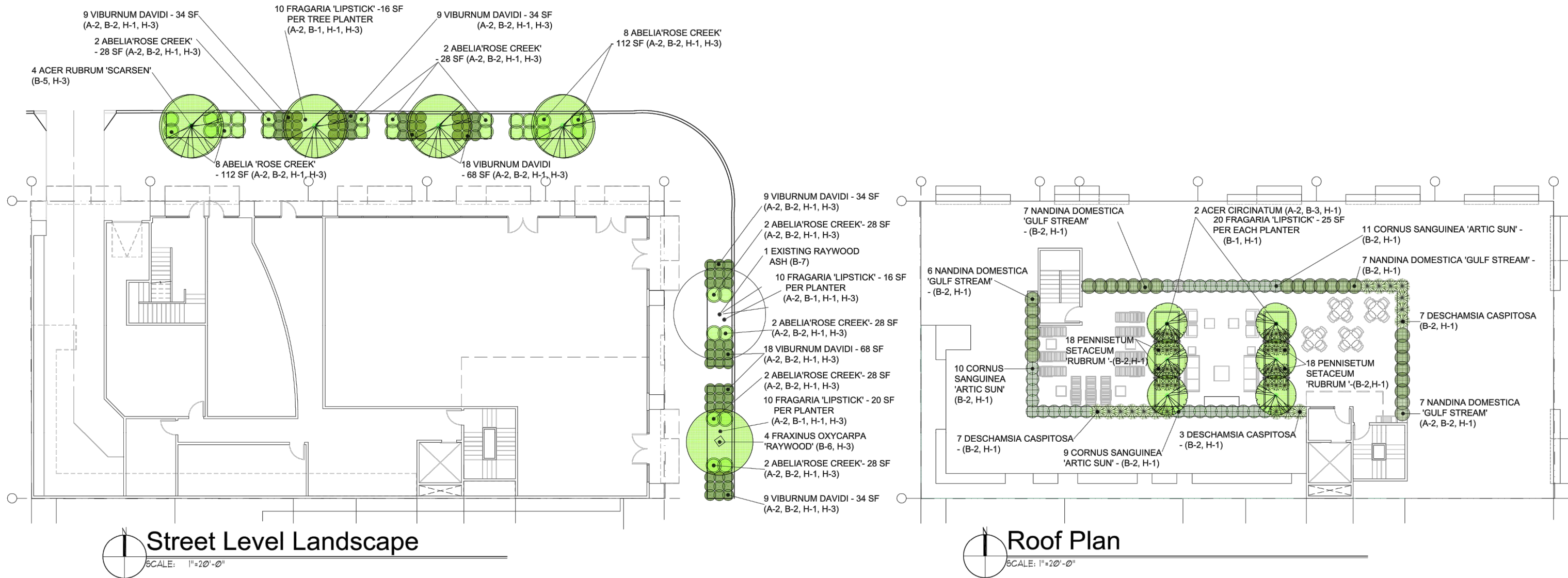


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3:00 PM

Shadow Studies

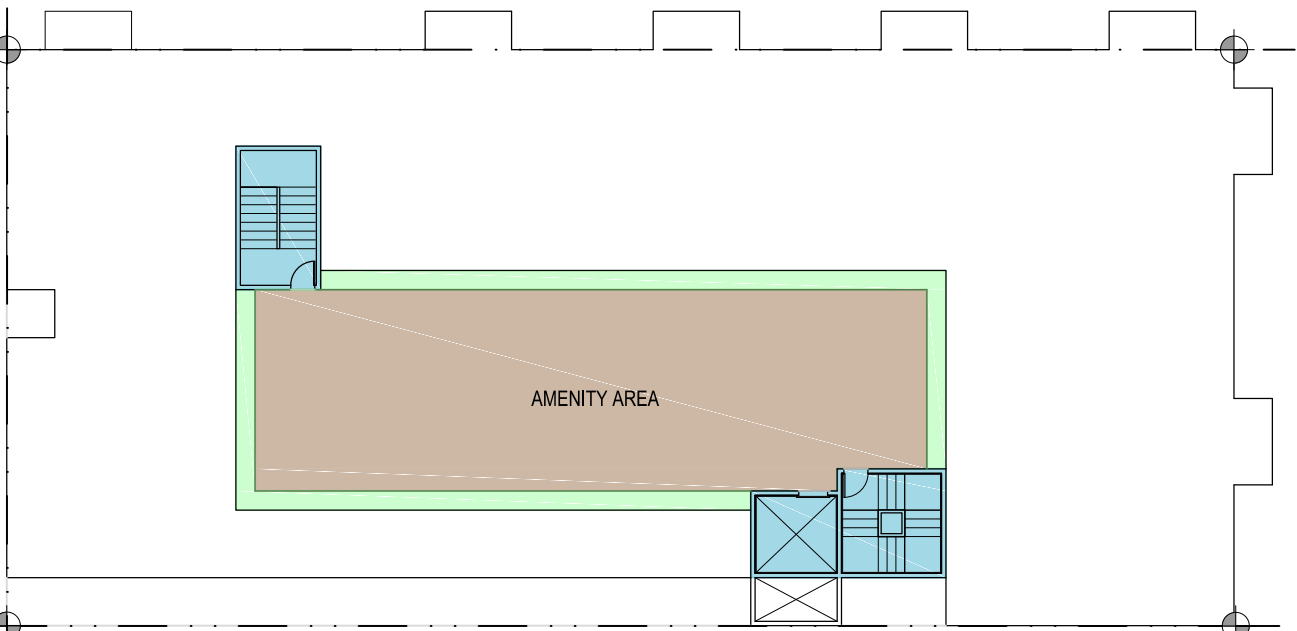
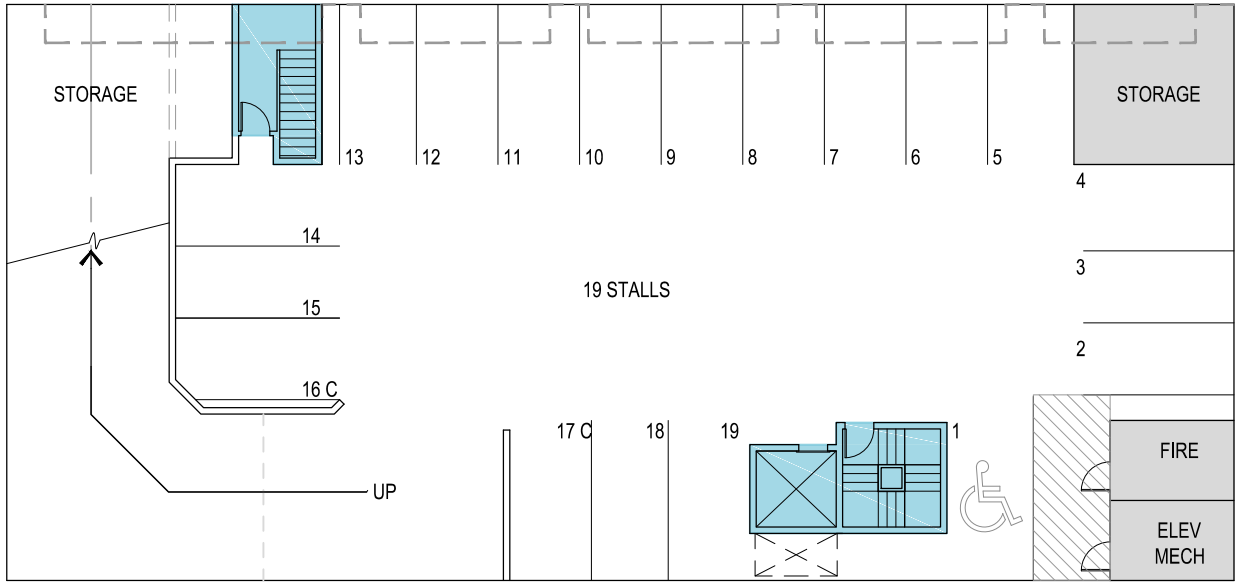


- ADVANTAGES:

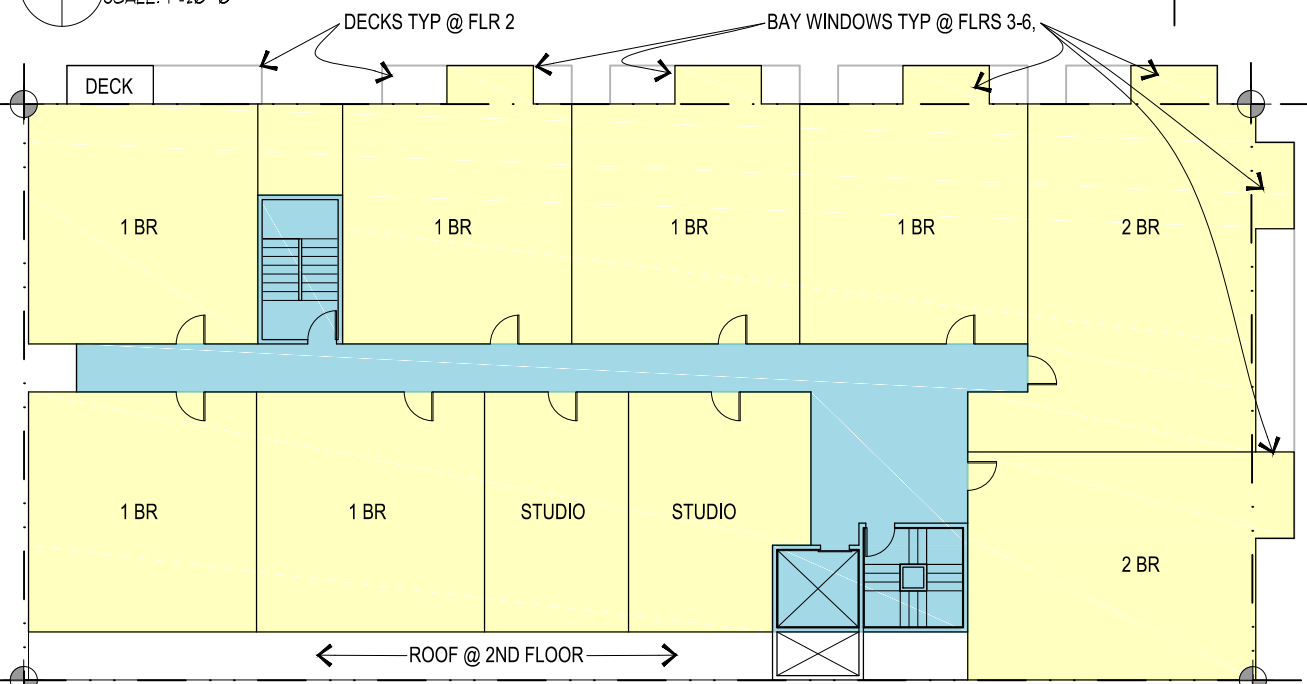
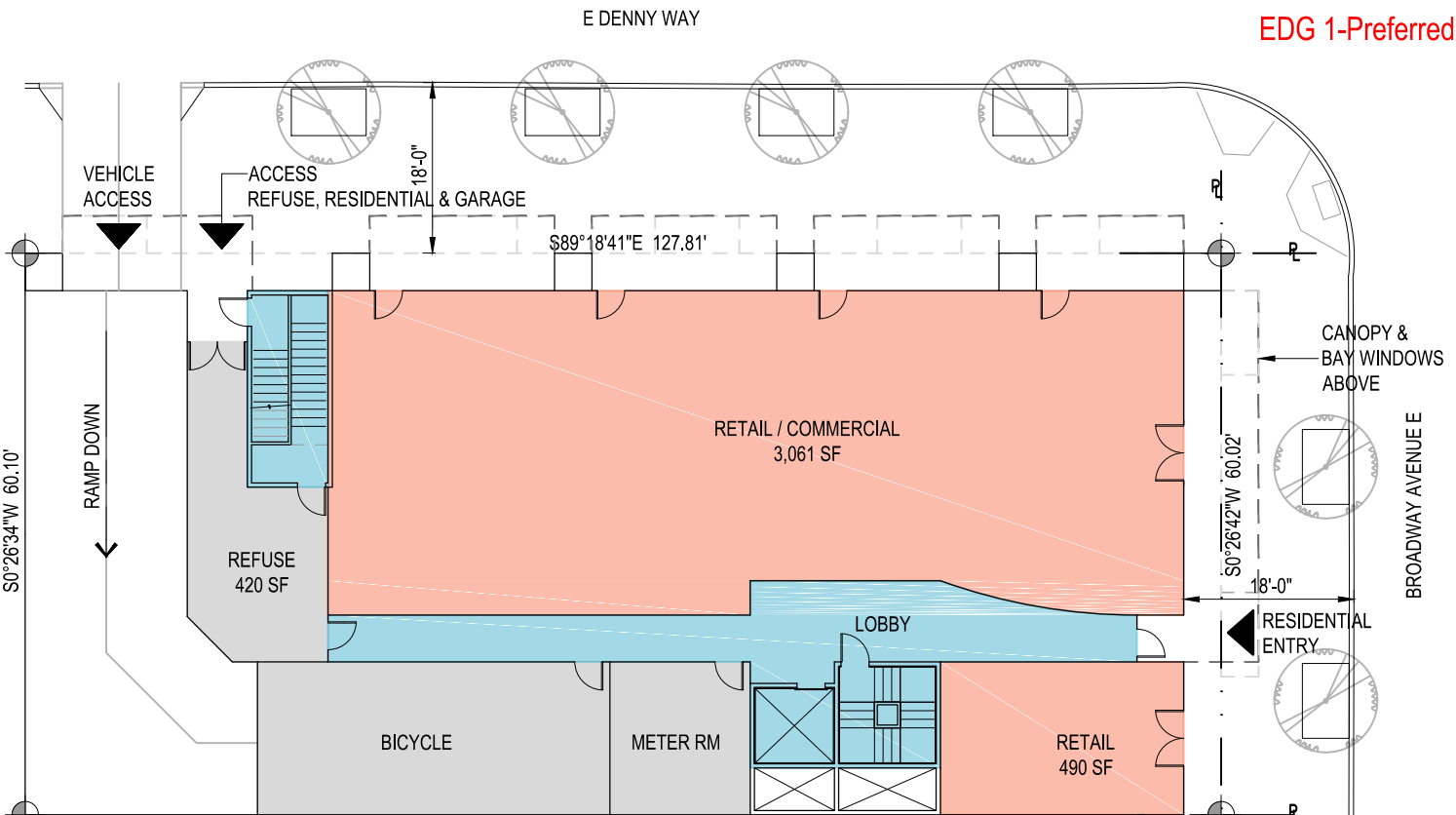
 - VARIETY IN UNIT TYPES
 - INCREASED OFF-STREET PARKING
 - MORE COMMERCIAL SF
 - BAY WINDOWS PROVIDE MODULATION
 - MINIMIZES BLANK WALL
 - UNITS FACING SOUTH FOR SOLAR & VIEW
 - WIDER SIDEWALKS
- DISADVANTAGES:

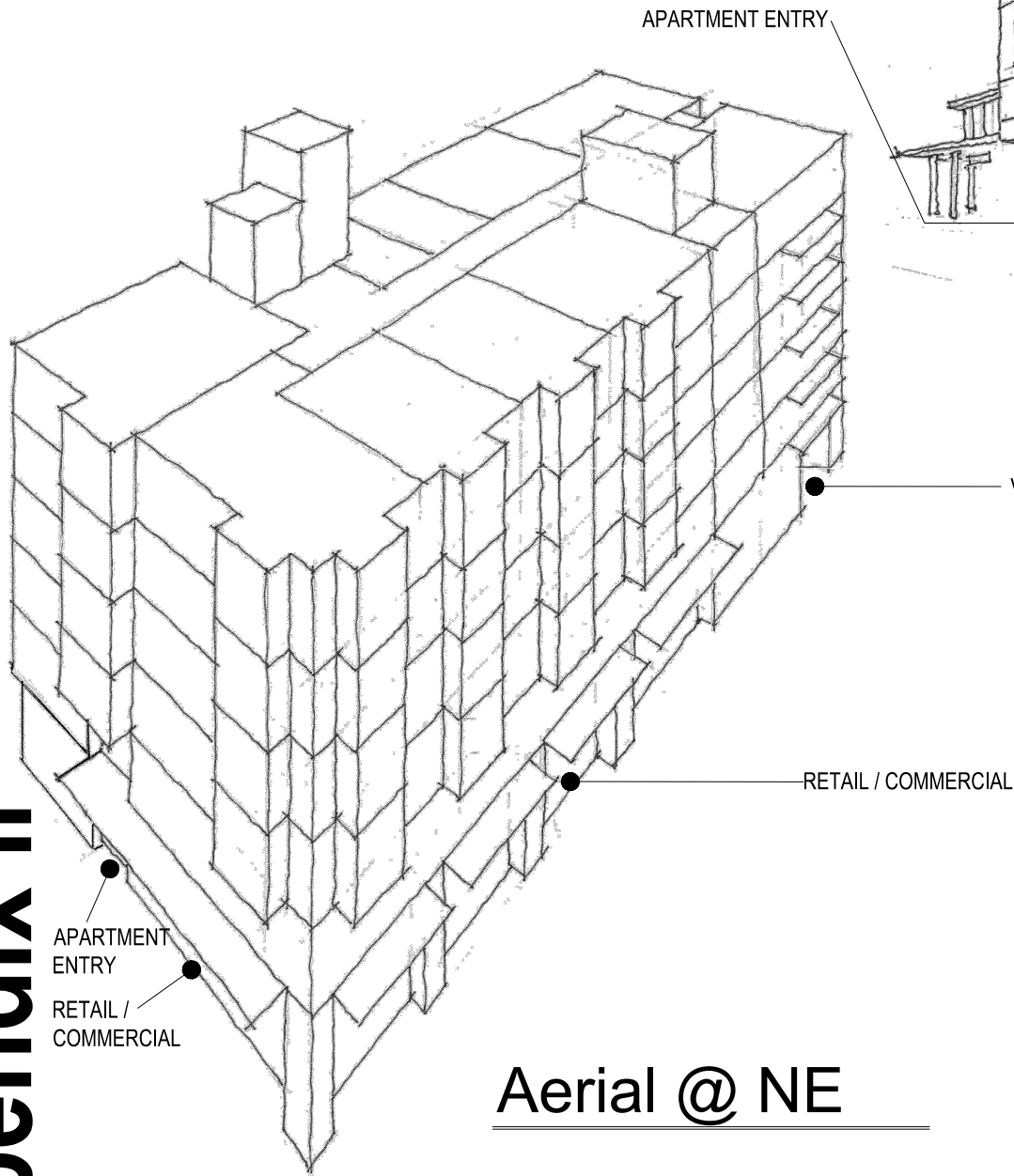
 - REDUCED DENSITY
 - MORE SOIL EXCAVATION
 - REDUCED COMMERCIAL AREA
 - REDUCE COMMERCIAL FRONTAGE ON BROADWAY

UNIT MIX	10 - 2 BR
	30 - 1 BR
	10 - STUDIO
	50 - UNITS
COMM'L	3,551 SF
PARKING	19 STALLS

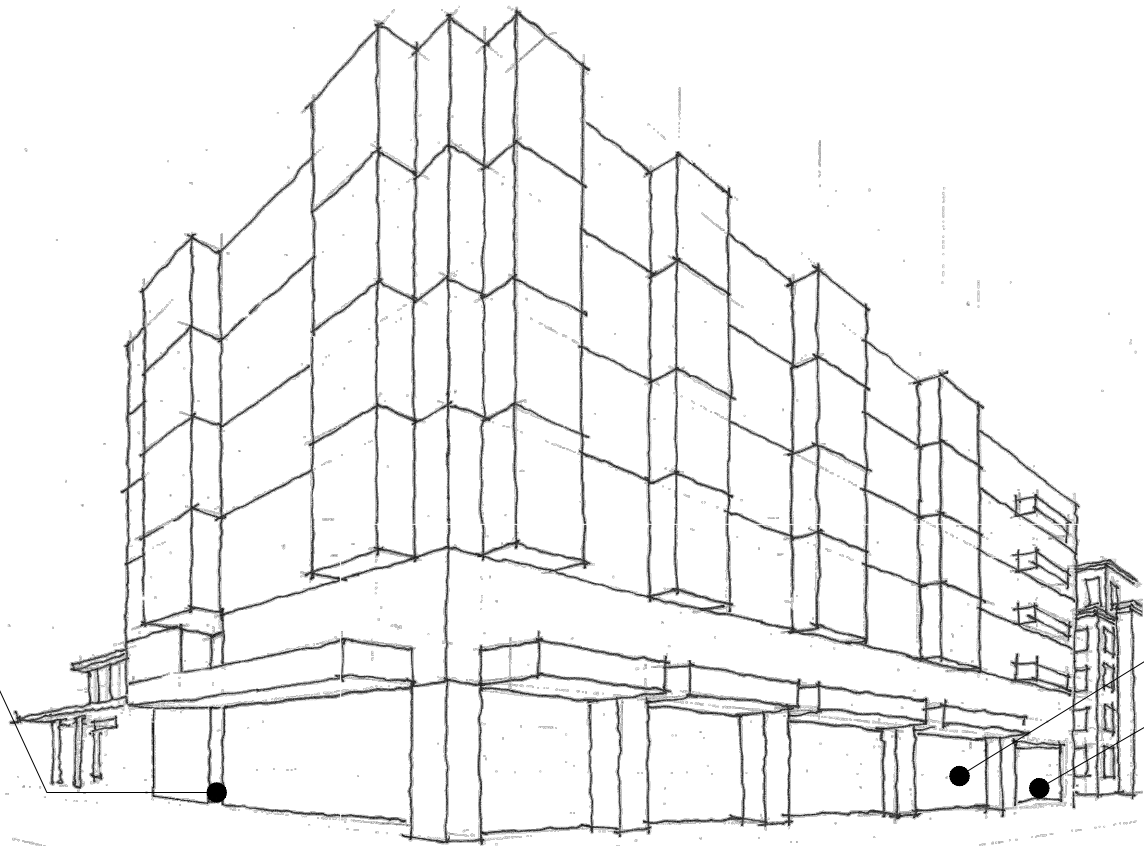


- Residential
- Commercial
- Circulation
- Service/Support
- Amenity
- Amentiy/Deck

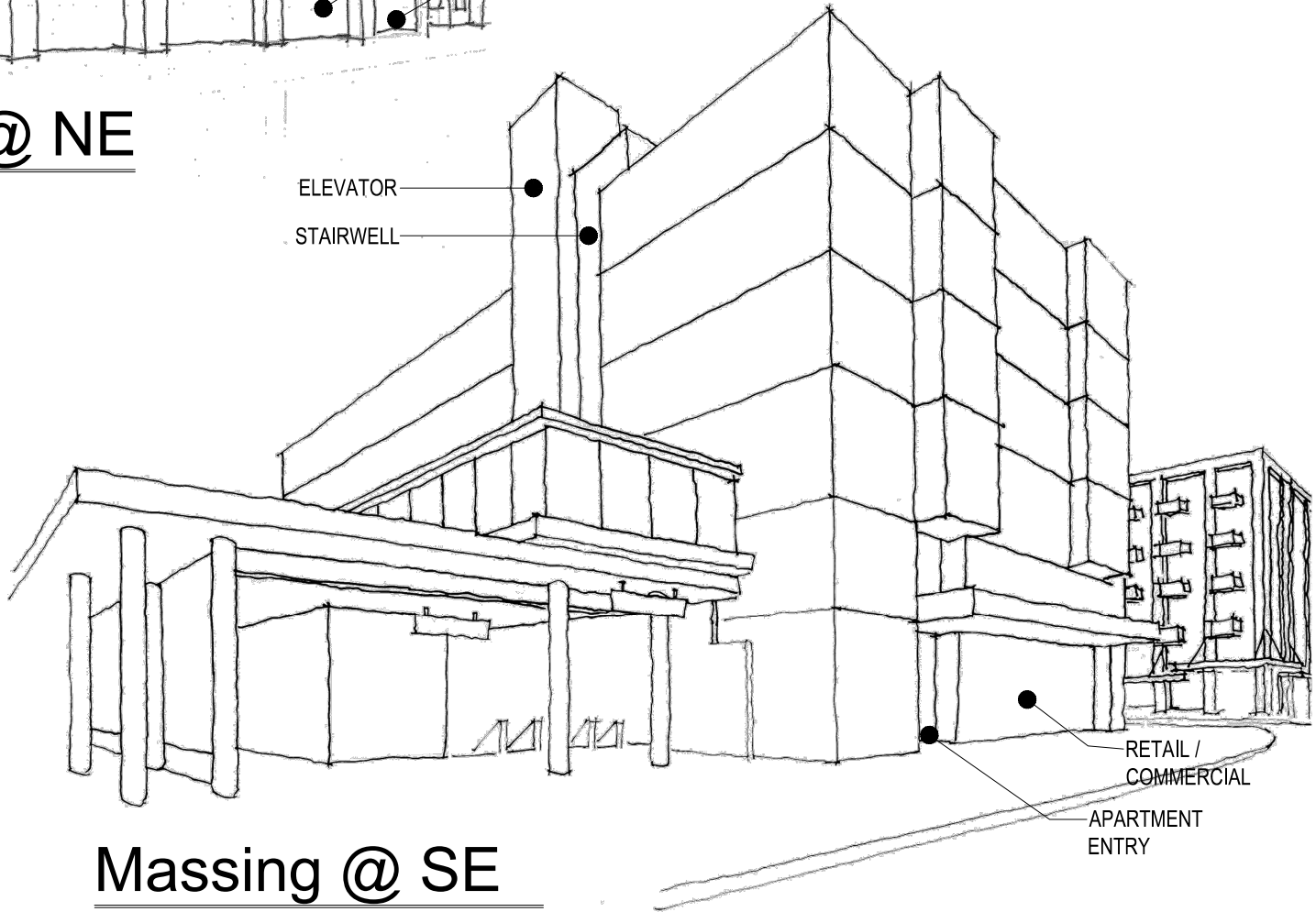




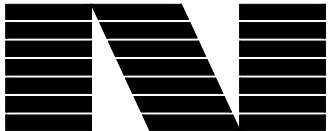
Aerial @ NE



Massing @ NE



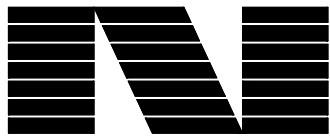
Massing @ SE



Scheme 3

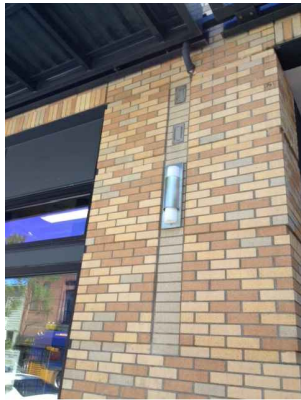
EDG-1-Preferred

Appendix iv



Roger H Newell AIA Architect





BRICK EXTERIOR
LIGHTING ON COLUMN
BRICK DETAIL @ SIDEWALK



BRICK EXTERIOR w/ COLUMN BASE
CANOPY OVER SIDEWALK
BLADE & BUILDING ATTACHED SIGNAGE
'A' BOARD SIGNS



BRICK EXTERIOR
BUILDING MOUNTED SIGNAGE



SEATING & LANDSCAPE @ SIDEWALK



STUCCO EXTERIOR



BRICK EXTERIOR
BUILDING MOUNTED SIGNAGE



BUILDING MOUNTED SIGNAGE
'A' BOARD SIGNS
ARTICULATED ENTRY



BRICK EXTERIOR
LIGHTING @ SIDEWALK
DETAILED ENTRY



'A' BOARD SIGNS



BRICK EXTERIOR
BUILDING MOUNTED SIGNAGE
'A' BOARD SIGNS



STUCCO EXTERIOR
BUILDING MOUNTED SIGNAGE
FACADE TRIM DETAILING
LANDSCAPED PLANTERS @ SIDEWALK



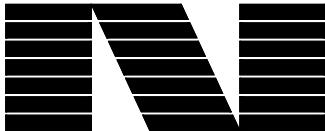
TILE, METAL & GLASS EXTERIOR
CANOPY OVER SIDEWALK
CANOPY, BLADE & BUILDING MOUNTED SIGNAGE
SIDEWALK DETAIL IN PAVING



GLASS & STEEL EXTERIOR
CANOPY OVER SIDEWALK
BLADE & WINDOW MOUNTED SIGNAGE



MASONRY (TILE), METAL & GLASS EXTERIOR
WINDOW & BLADE SIGNAGE



Streetscapes

E DENNY WAY - LOOKING SOUTH



Cal Anderson Park Capitol Hill Link Station Southeast Entrance Site C Capitol Hill TOD Broadway E **SITE** Pantages Apartments Harvard Avenue

BROADWAY - LOOKING WEST



Site D Capitol Hill DOL Capitol Hill Link Station West Entrance **SITE** E Denny Way 101 Broadway (under construction) Misc Retail Dick's Drive-In Hollywood Lofts US Bank E Olive Wy

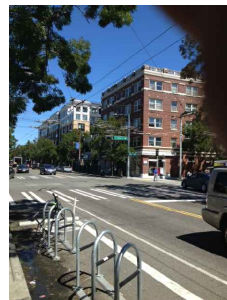
Design Cues



TILE & METAL EXTERIOR
COLUMN MOUNTED SIGNAGE
BANNERS ON POLES



BRICK EXTERIOR
BANNERS ON POLES
BUILDING MOUNTED SIGNAGE



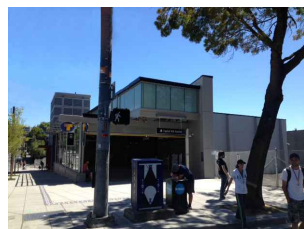
PUBLIC BICYCLE RACK



STUCCO EXTERIOR
CANOPY OVER SIDEWALK
CANOPY MOUNTED SIGNAGE



TILE EXTERIOR
CANOPY OVER SIDEWALK
CANOPY MOUNTED SIGNAGE



CONCRETE & GLASS EXTERIOR



METAL PANELS & CONCRETE EXTERIOR
CANOPY OVER SIDEWALK
CANOPY MOUNTED SIGNAGE
CLOCK ACCENT



BRICK EXTERIOR
BUILDING MOUNTED SIGNAGE
'A' BOARD SIGNAGE



STUCCO EXTERIOR
BLADE & BUILDING MOUNTED SIGNAGE



BRICK EXTERIOR
CANOPY OVER SIDEWALK
BLADE SIGNAGE



Revised 4/8/09

Green Factor Worksheet*

SEATTLE×green factor

		Planting Area						TOTAL**
		1	2	3	keep adding columns as needed			
A1	square feet							0
A2	square feet	581						581
A3	square feet							0
B1	square feet	120						120
B2	# of plants	100	111					211
B3	# of trees		6					6
B4	# of trees	0	0					0
B5	# of trees	4						4
B6	# of trees	1						1
B7	# of trees	1						1
C1	square feet	0	0					0
C2	square feet		531					531
D	square feet	0	0					0
E	square feet	0	0					0
F1	square feet	0	0					0
F2	square feet	0	0					0
G	square feet	0	0					0
H1	square feet	581	531					1112
H2	square feet	0	0					0
H3	square feet	581	0					581
H4	square feet	0	0					0

AREA 1 - Street Level Landscape inside of Sidewalk

AREA 2 - Roof Level

Revised 12/28/10

Green Factor Score Sheet

SEATTLE×green factor

Project title: 1831 Broadway Avenue- LR3 Zone

enter sq ft of parcel

7,680

SCORE

0.306

Parcel size (enter this value first)		Totals from GF worksheet	Factor	Total
Landscape Elements**				
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	<div>enter sq ft</div>	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	<div>enter sq ft</div> <div>581</div>	0.6	348.6
3	Bioretention facilities	<div>enter sq ft</div>	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	<div>enter sq ft</div> <div>120</div>	0.1	12
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<div>enter number of plants</div> <div>211</div> <div>2532</div>	0.3	760
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	<div>enter number of plants</div> <div>6</div> <div>450</div>	0.3	135
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	<div>enter number of plants</div> <div>4</div> <div>1000</div>	0.4	400.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	<div>enter number of plants</div> <div>1</div> <div>350</div>	0.4	140.0
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	<div>enter inches DBH</div> <div>1</div> <div>20</div>	0.8	16.0
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	<div>enter sq ft</div> <div>0</div>	0.4	-
2	Over at least 4" of growth medium	<div>enter sq ft</div> <div>531</div>	0.7	371.7
D Vegetated walls				
		<div>enter sq ft</div>	0.7	-
E Approved water features				
		<div>enter sq ft</div> <div>0</div>	0.7	-
F Permeable paving				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<div>enter sq ft</div>	0.2	-
2	Permeable paving over at least 24" of soil or gravel	<div>enter sq ft</div>	0.5	-
G Structural soil systems				
		<div>enter sq ft</div> <div>0</div>	0.2	-
sub-total of sq ft =		5,584		
H Bonuses				
1	Drought-tolerant or native plant species	<div>enter sq ft</div> <div>1112</div>	0.1	111.2
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<div>enter sq ft</div> <div>0</div>	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	<div>enter sq ft</div> <div>581</div>	0.1	58
4	Landscaping in food cultivation	<div>enter sq ft</div> <div>0</div>	0.1	-
		Green Factor numerator =	2,352	

* Do not count public rights-of-way in parcel size calculation.

** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

Green Factor Score Sheet

SCALE: